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## Countryside house for sale near Saint-Avit-Saint-Nazaire in Gironde

Saint-Avit-Saint-Nazaire , Gironde , Nouvelle Aquitaine



# €498,000

inc. of agency fees

5 Beds    2 Baths    280 sqm    1.4 ha

Beautiful 280m2 stone house from 1768 on a land of approx. 3.4 acres with heated swimming pool. Full of character and authenticity nestled in a natural setting offering a view and access to the Dordogne...

### At a Glance

<b>Reference</b>	MFH-AES11476-BGC	<b>Near to</b>	Saint-Avit-Saint-Nazaire	<b>Price</b>	€498,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	280 sqm
<b>Land</b>	1.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful 280m2 stone house from 1768 on a land of approx. 3.4 acres with heated swimming pool. Full of character and authenticity nestled in a natural setting offering a view and access to the Dordogne River. A peaceful environment ideal for nature lovers with the ancient home charm.

1.5 hours to Bordeaux and 20 minutes to Bergerac.

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€498,000

## Key Information

Internal Area:	280 sqm
Land Area:	1.4 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery









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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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